

## **Proof of Service by Mail**

(Code of Civil Procedure § 1013a)

I, Alexandria Vieira, declare as follows:

1. I am over 18 years of age and not a party to the matter connected with this proof of service.
2. I am employed by the County of Fresno in the office of the Clerk of the Board of Supervisors, at 2281 Tulare Street, Room 301, in Fresno, California 93721. On January 9, 2026, I served the attached Notice of Hearing before the Board of Supervisors of the County of Fresno for the Determination for Public Convenience or Necessity on Application for Alcoholic Beverage License for Applicant Pinehurst Market, LLC.
3. I served the documents by enclosing them in an envelope and placing the envelope for collection and mailing following our ordinary business practices. I am readily familiar with this business's practice for collecting and processing correspondence for mailing. On the same day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service in a sealed envelope with postage fully prepaid.
4. The envelopes were addressed and mailed to each of the owners at their addresses, as shown on the current Fresno County Assessment Roll and on the property list compiled from said rolls, as set forth on the attached.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on this 9<sup>th</sup> day of January, 2026, in Fresno, California.



Deputy, Clerk of the Board

**The original proof of service, including the list of persons and their addresses to whom notice was mailed, is maintained by the County Administrative Office staff.**



# County of Fresno

## BOARD OF SUPERVISORS

Chairman  
**Garry Bredefeld**  
District Two

Vice Chairman  
**Luis Chavez**  
District Three

**Brian Pacheco**  
District One

**Buddy Mendes**  
District Four

**Nathan Magsig**  
District Five

**Bernice E. Seidel**  
Clerk

### **PUBLIC NOTICE FRESNO COUNTY BOARD OF SUPERVISORS**

#### **DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY ON APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE**

The California Department of Alcoholic Beverage Control (CDABC) has referred the application referenced below to the Fresno County Board of Supervisors, pursuant to Business and Professions Code Section 23958.4, requesting a determination of public convenience or necessity.

Notice is hereby given that the Board of Supervisors of the County of Fresno has scheduled this hearing for **Tuesday, the 27th day of January, 2026, at the hour of 9:30 A.M.**, or as soon thereafter as the matter may be called, in the Board Room of said Board of Supervisors, Room 301, Hall of Records, 2281 Tulare St., in the City of Fresno, as the time and place for holding a public hearing on the following application:

Applicant: Pinehurst Market, LLC  
Type of License: #20 – Off-Sale Beer and Wine  
Location: 53830 N Highway 245, Miramonte, CA 93641

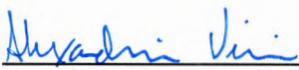
(Map on Reverse Side)

Individuals or organizations opposed to or in support of the approval of the request for a public convenience or necessity determination by the Board may testify. The Board will take action to approve or deny the request, and then forward its decision to CDABC; the issuance of a license is totally within the discretion of CDABC.

If you have any questions regarding this notice, please contact Ron Alexander, County Administrative Office at (559) 600-1710.


DATE: January 9, 2026

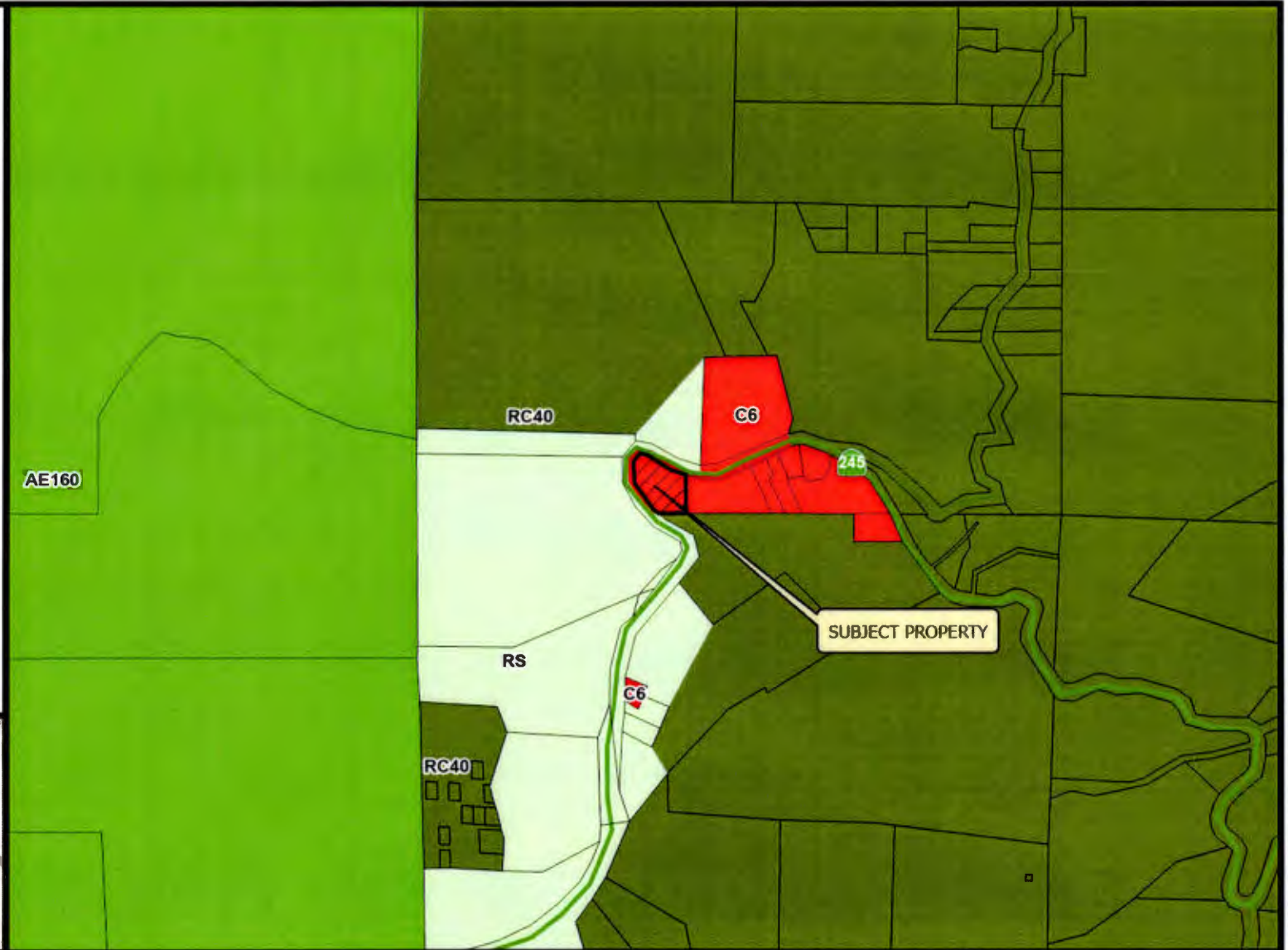
BERNICE E. SEIDEL  
Clerk, Board of Supervisors

By:   
Deputy

NOTE: This will be the only notification you will receive on this process.

**Legend**

-  Subject Property
-  C6
-  AE160
-  RC40
-  RS

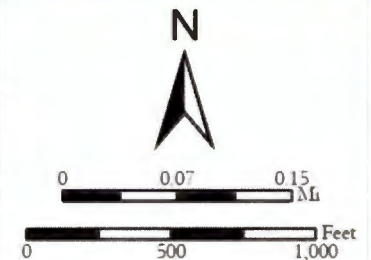


## Existing Zoning Map

APN: 195-120-26

2025

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : jocervantes  
 On Date : 11/24/2025



**From:** Megan Graham  
**To:** Alexander, Ronald  
**Subject:** Letter of support for Ashley Atkinson  
**Date:** Saturday, January 10, 2026 8:28:04 AM

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**CAUTION!!! - EXTERNAL EMAIL - THINK BEFORE YOU CLICK**

[Report Suspicious](#)

Megan Graham

49350 Todd Eymann Rd

Pinehurst CA 93641

Fresno County Board of Supervisors

2281 Tulare St, Room 301

Fresno, CA 93721

1/10/26

Dear Board of Supervisors:

I am writing to support Ashley Atkinson's application for the sale of beer and wine at 53830 N Highway 245 in Pinehurst. Our area does not have any convenience or grocery stores, and we have to drive for over an hour on mountain roads to buy anything. Having a market with beer and wine sales in our neighborhood would make living here more convenient, safe, and prosperous for residents. This area also hosts a lot of tourists visiting Sequoia National Park. This business would help improve the economy for those in the area offering services by making the area much less difficult for visitors to navigate & more livable for people working in the park and other service jobs.

Ashley is someone I've known for around 10 years. Her commitment to civil service and improving various impacts on communities has been demonstrated during her ongoing career serving various municipalities. I believe that she genuinely cares about contributing to a thriving community. We're lucky to have such a competent, knowledgeable, and caring individual opening their business in our charming little town. We're looking forward to seeing her business open ASAP because we truly need it.

Sincerely,

Megan Graham

[Meganrgraham001@gmail.com](mailto:Meganrgraham001@gmail.com)

Charles Littlefield  
53794 N. Hwy 245  
Miramonte, CA 93641

Fresno County Board of Supervisors  
2281 Tulare St, Room 301  
Fresno, CA 93721

January 10, 2026

Dear Board of Supervisors:

I am writing to support Ashley Atkinson's application for the sale of beer and wine at 53830 N Highway 245 in Pinehurst. Our area does not have any convenience or grocery stores, and we have to drive miles to buy anything. Having a market with beer and wine sales in our community would make living here more convenient and economical, and I look forward to the opening of her business.

Sincerely,

A handwritten signature in blue ink, appearing to read "Charles Littlefield", with a large, stylized loop at the end.

Charles Littlefield  
Resident



**From:** [Cristina Hunter](#)  
**To:** [Alexander, Ronald](#)  
**Date:** Friday, January 9, 2026 9:29:24 AM

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Dear Board of Supervisors:

I am writing to support Ashley Atkinson's application for the sale of beer and wine at 53830 N Highway 245 in Pinehurst. Our area does not have any convenience or grocery stores, and we have to drive miles to buy anything. Having a market with beer and wine sales in our community would make living here more convenient and economical, and I look forward to the opening of her business.

Sincerely,  
Cristina Hunter  
49867 Dunlap Rd  
Miramonte, CA 93641  
[Sent from my iPhone]



RECEIVED

JAN 12 2026

CLERK. BOARD OF SUPERVISORS

January 8th  
2025  
1

TO:

Fresno Co. Board of Supervisors  
Regarding: Ashley Atkinson, 53830 N Hwy 245

I've been living up  
in Pinhurst area since  
2013. The Pinhurst Lodge  
now is currently closed  
due to new Owners. I believe  
they haven't been up  
to par with their business.

Ashley Atkinson is  
my Employer. I've been  
working for her for  
6 years now. She's very  
professional on managing  
her property up here in  
Pinhurst. We've been doing  
upgrades on water management  
to landscaping and runs  
a little B+B there. Ashley  
wants to open a store  
there also. I and other  
residents up here think that  
she would be excellent and  
successful at running a  
safe and profitable store.

Since i've been working for Ashley i've had no issues of Communication or Money or any kind of related Issues.

Ashley is very Successful at Assistant director of Planning and Development Dept. in The City of Fresno. Her education include Levine Affordable housing Development Program at UCLA Anderson.

The Pinelhurst Lodge hasn't been providing the Community with the Sales it needs and Satisfy the Community with thier Services.

Ashley new Store will Bring a new bussiness and hope for the Community for goods and Services the Store would provide. I approve of The Beer and Wine Sales in The New Pinelhurst Store That Ashley will open.



The Pinewhurst Lodge has about 2 yrs of New Ownership, it just hasn't been keeping the Community Satisfied. The Beer is expensive there to. Food is O.K.

I think you should give Ashley a chance at selling wine & beer at her store (ABC License). I support Ashley's application and Hopefully the store will also provide the Community with goods it needs to be happy with. Also its a little ways driving to Clingmans Junction from here back and forth for supplies and so forth.

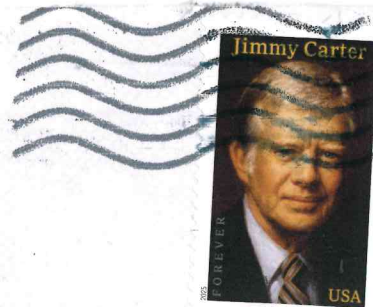
Ashley Atkinson (ABC License)  
53830 Hwy 245  
Miramonte/Pinewhurst CA  
93641

From  
Allan Aguirre  
53300 Hwy 245  
Miramonte, CA 93641

A  
Hwy 245  
date, CA  
93641

FRESNO CA 936

9 JAN 2026 PM 2 L



Clerk of the board  
2281 Tulare St. Rm 301  
Fresno, CA 93721

93721-21888



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**From:** zacpaulk@gmail.com <zacpaulk@gmail.com>  
**Sent:** Thursday, January 15, 2026 8:55 AM  
**To:** Alexander, Ronald <ronalexander@fresnocountyca.gov>  
**Subject:** Beer and wine application support letter

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Report Suspicious

Ashley Atkinson's application for the sale of beer and wine at 53830 N Highway 245 Dear Board of Supervisors:

I am writing to support Ashley Atkinson's application for the sale of beer and wine at 53830 N Highway 245 in Pinehurst. Our area does not have any convenience or grocery stores, and we have to drive miles to buy anything. Having a market with beer and wine sales in our community would make living here more convenient and economical, and I look forward to the opening of her business.

Sincerely,

Zachary Paulk  
40849 Dunlap Rd  
Dunlap CA 93621

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**From:** Ricky Muni <rmuni@icloud.com>  
**Sent:** Thursday, January 15, 2026 11:37 AM  
**To:** Clerk/BOS  
**Subject:** Public comment regarding Type 20 ABC license for Pinehurst Market, LLC

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**CAUTION!!! - EXTERNAL EMAIL - THINK BEFORE YOU CLICK**

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Dear Clerk of the Board,

I am writing to submit a public comment regarding the application by Pinehurst Market, LLC for a determination of Public Convenience or Necessity related to a Type 20 (Off-Sale Beer and Wine) ABC license at 53830 N Highway 245, Miramonte, California.

I am the owner and operator of Pinehurst Lodge Bar & Grill, located approximately 430 feet from the proposed site. Pinehurst Lodge Bar & Grill operates under a valid California ABC Type 47 (On-Sale General – Eating Place) license, which legally permits the sale of beer and wine by the bottle for off-site consumption. Accordingly, beer and wine for off-site purchase are already legally available within immediate walking distance of the proposed location.

Given the extremely close proximity of the two locations and the existing availability of beer and wine for off-site consumption, I do not believe the proposed license satisfies the requirement of Public Convenience or Necessity. The proposed Type 20 license would duplicate existing services within the same highway access area, serve the same customer base, and contribute to over-concentration of alcohol outlets in a small rural corridor.

I respectfully request that this public comment be included in the official record and considered as part of the Board's review for the January 27, 2026 hearing.

Thank you for your time and consideration.

Sincerely,  
Trivikram Ramayanam Muni (Ricky Muni)  
Owner, Pinehurst Lodge Bar & Grill  
53830 N Highway 245  
Miramonte, CA 93641  
408-577-7550  
Rmuni@icloud.com

Sent from my iPhone